

# South Tyneside Strategic Land Review

*Draft Site Assessments Report*

March 2016



**South Tyneside Council**



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## Executive Summary

### What is the Strategic Land Review?

#### Strategic Land Review character areas

Inner South Shields - South Shields Town Centre, the Harton Quay and Mill Dam riverside areas, the Lawe Top, and the wider foreshore areas.

Outer South Shields - Westoe, Simonside and Rekendyke, West Park, Harton, Biddick and All Saints, Whiteleas, Cleadon Park, Horsley Hill and Marsden.

Jarrow - Jarrow Town Centre, Jarrow Riverside, the Port of Tyne, Bede and Simonside industrial estates and the residential areas of Jarrow, Primrose, Simonside and Brockley Whins.

Hebburn - Hebburn Town Centre, Hebburn Riverside, and the residential areas of Hebburn and Monkton.

Fellgate and Hedworth - Fellgate and Hedworth residential estates, land around the Monkton Business Park and the wider Green Belt.

Boldons and Cleadon - Boldon Colliery, East and West Boldon, Cleadon, and the surrounding Green Belt.

Whitburn - Whitburn and its surrounding Green Belt areas, including those areas south of Marsden, east of Cleadon and north of Sunderland.

1.1 South Tyneside is a vibrant and attractive place to live and work. The Borough's population is forecast to increase over the next 20-25 years, so there is going to be a need for more homes and jobs for people, as well as additional and improved services such as shops, open spaces and community facilities. The Strategic Land Review (SLR) is a key evidence base supporting the Borough's emerging Local Plan which, when adopted, will ensure that the development that the Borough needs takes place in the right places and at the right times.

1.2 The Borough has been split up into 7 character areas for ease of reference, with some 300 sites assessed for their development potential. Recommendations on whether a site is **suitable**, **potentially suitable** or **not suitable** for development have been put forward. For those sites which are considered either **suitable** or **potentially suitable** for development, there is an indicative combined capacity for around 8,000 homes and 12,000 jobs.

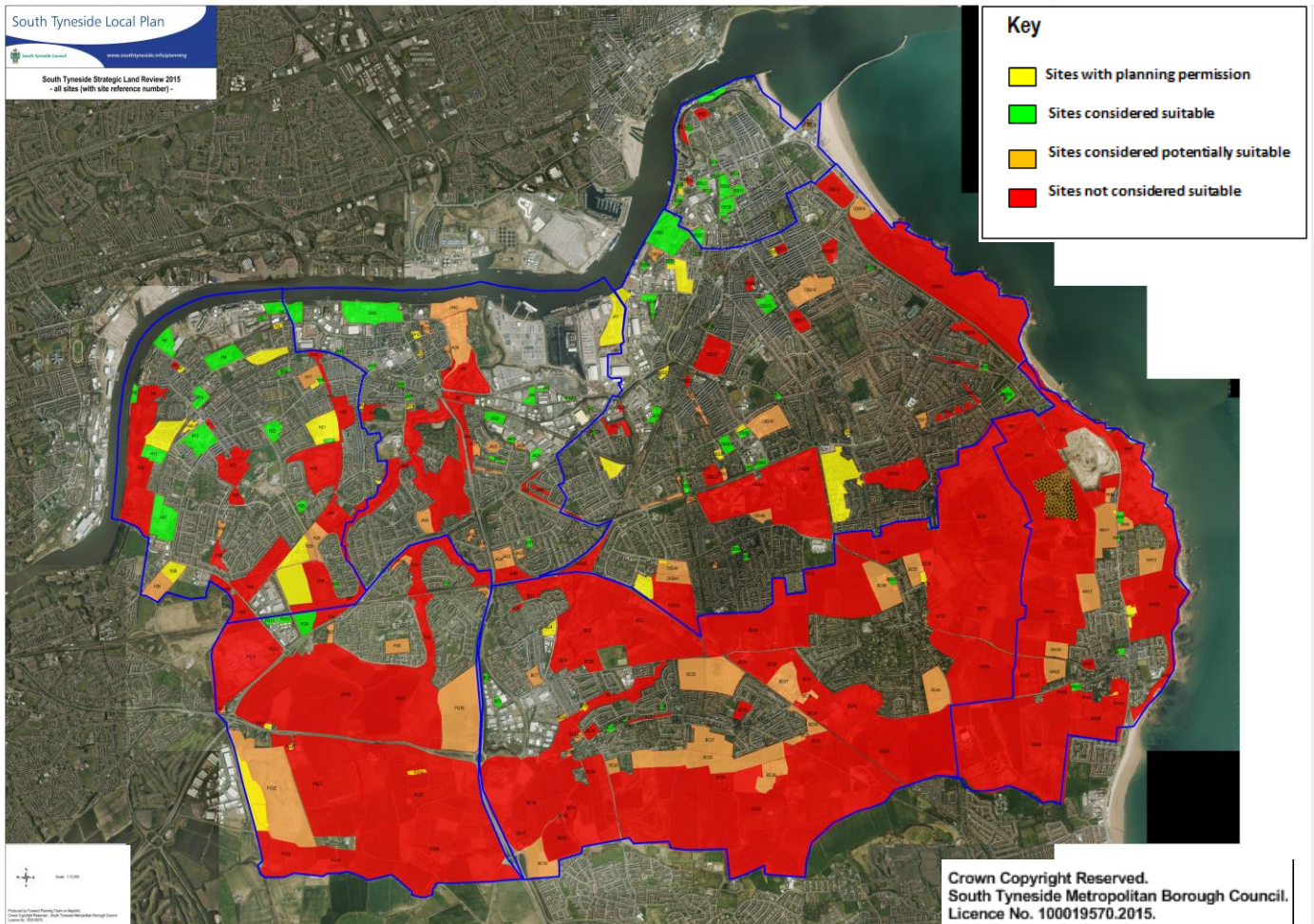
### Do these Assessments Represent Policy or Planning Permission?

1.3 **No. It should be noted that the inclusion of a site in the SLR does not represent policy, and provides no guarantee that a site will be proposed for that allocation in the Local Plan, or that it will be granted planning permission. This is simply the first step which provides an opportunity for community involvement and further assessment.** The decision on whether or not any site is allocated for housing or an alternative land use will only be made through the Local Plan, for which there will be further opportunities to comment. Development also requires planning permission which provides further detailed consultation opportunities for the general public.

### How Can I Get Involved?

1.4 We would like you to provide us with your views on our draft assessment of the suitability of the sites appraised; whether there are other alternative uses that you think might be appropriate on them; and whether there are any other sites that you feel require appraisal. Response forms can be found and submitted online at [www.southtyneside.gov.uk/localplan](http://www.southtyneside.gov.uk/localplan). Hard copies can be found at South Shields town hall and Borough libraries and returned to the Council at [local.plan@southtyneside.gov.uk](mailto:local.plan@southtyneside.gov.uk). **Responses to this consultation should be received by Thursday 30 June 2016** and will inform the site allocations the 'publication draft' Local Plan for consultation later in 2016.

## South Tyneside Strategic Land Review Sites Assessment Map



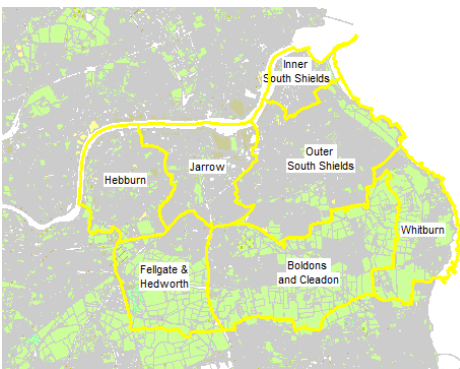
1.5 The borough-wide map above provides a quick reference as to whether land has been considered **suitable (green sites)**, **potentially suitable (amber sites)**, or **not suitable (red sites)** for development. Sites shaded in **yellow** have now gained planning permission, with the vast majority either under construction or nearing completion. Each of the seven character areas are summarised in more detail below and in their respective separate site assessment annex documents.

1.6 The key points to note from the above map are:

1. The majority of sites identified as most **suitable** for development are located within the urban areas, and are predominantly previously-developed. They are mainly located along the River Tyne regeneration corridor.
2. Existing strategic open spaces, public recreational areas and green infrastructure corridors are generally considered **not suitable** for development. However some smaller open areas are considered **potentially suitable**, subject to overall open space and playing field requirements.
3. The vast majority of the Green Belt is considered **not suitable** for development. Some sites are, however, considered **potentially suitable** as they are in locations where impacts could potentially be successfully mitigated.
4. **The current site assessment does not guarantee a site will be allocated for development, or gain planning permission.** This is simply the first step in assessing development potential in the borough and further public consultation and masterplanning is essential. For example, while there are large areas of the Green Belt within the south-west of the borough considered **potentially suitable** for development, this does not mean that all (if any) of these sites would ultimately be allocated in combination for development or gain planning permission given their likely cumulative impacts on the Green Belt.

## Introduction

- 2.1 South Tyneside's population is forecast to increase over the next 20-25 years, and subsequently there is going to be a need for more homes and jobs for people, as well as additional and improved services such as shops, open spaces and community facilities. To deliver a better quality of life and future for South Tyneside's people and enhance the Borough as a place where people choose to live, work and invest, **it is essential that the development that the Borough needs takes place in the right locations and contributes to sustainable communities while also preserving the best of our cultural heritage, beautiful scenic coastline and countryside.**
- 2.2 This Strategic Land Review (SLR) forms part of the key evidence base supporting the Borough's emerging Local Plan. It identifies which sites are considered to be the most suitable and sustainable for possible allocation within its policies. We will consider all responses to this consultation and amend the final Strategic Land Review as necessary and appropriate.
- 2.3 The SLR and the Local Plan have been prepared in accordance with relevant planning legislation and regulations, as well as the Government's [National Planning Policy Framework \(NPPF\)](#) and related guidance. This includes assessing the economic, social and environmental implications of developing sites to ensure that any potential impacts could successfully be mitigated.
- 2.4 Around 300 sites all across the Borough have been assessed for their potential suitability for development and these have been divided into seven character areas for ease of reference. Both urban and Green Belt locations have been appraised such that this document provides a robust and comprehensive land capacity assessment. The SLR has largely focused on the predominant future land use needs for the Borough, namely residential, office, industrial and warehousing developments. However, in conformity with the provisions of the National Planning Policy Framework (NPPF), alternative development uses have also been considered, such as retail, leisure, community and car parking on those sites within or on the edge of town and district centre locations where appropriate.



## Methodology

- 3.1 The Strategic Land Review (SLR) draws upon the established standard national, regional and sub-regionally agreed methodologies for carrying out Strategic Housing Land Availability Assessment (SHLAA) studies, together with some more detailed assessment criteria for considering previously-undeveloped 'greenfield' and Green Belt sites. The methodology has also been informed by the council's Sustainability Appraisal process and site appraisal criteria recommended by the Planning Advisory Service. Appendix A of this document sets out what these criteria are, and Appendix B shows the SLR Assessment Framework template used to consider whether a site is deemed potentially suitable for development.
- 3.2 As with our adopted Local Development Framework (now being reviewed and replaced by the new Local Plan over the next few years) and its evidence bases such as the SHLAA, the Strategic Land Review process's initial 'call for sites' (during Autumn 2012) provided the opportunity for individuals, groups and organisations, whether as landowners or potential developers, to put forward sites for consideration as to their future development potential. In combination with this process and council information, sites have also predominantly been identified by:
- Strategic Housing Land Availability Assessment (2013) - sites identified as either being deliverable / developable for at least 5 dwellings, or those requiring further appraisal in the Strategic Land Review;
  - Employment Land Review (2011 and 2014 update);
  - Open Space Studies (2009 and 2015) - sites over 0.5ha, not including school playing fields, allotments, historic parks and gardens, village greens or cemeteries and churchyards; and
  - Green Belt – utilising sites put forward by landowners/ developers, and sub-dividing remaining land.

## Site Assessment

- 3.3 The appraisal framework (Appendix B) sets out the various assessment themes used to assess a site's suitability for development. The assessment themes and assumptions are set out below. For each theme (except the land use and adjacent uses identification), a 'traffic light' rating system is used to consider the level of impact that a potential development is assumed to have, as well as if mitigation would be required. This system comprises:
- **Zero/Low Impact - no or minimal mitigation required**
  - **Medium Impact - mitigation required**
  - **High Impact - significant mitigation required**

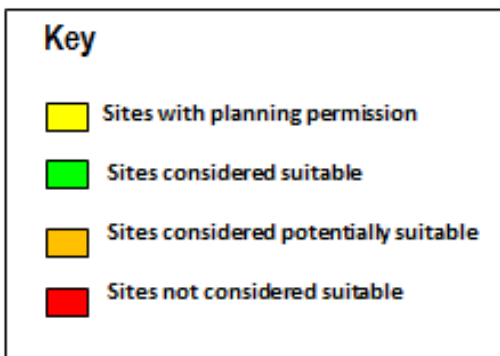


3.4 When considering the overall suitability of a site for development, no weighting is applied to the various individual impact assessments of each assessment theme, as to attempt to quantify each type of constraint and allocate/aggregate scoring for each site would not be as informative as describing the situation in full, and could otherwise be misleading. The final overall assessment for each site considers whether it is **suitable**, **potentially suitable**, or **not suitable** for development.

Assessment Theme	Theme Description	Assessment Assumptions
<b>Land use and adjacent uses</b>	This provides an indication of what the site is used for, what it is adjacent to and what are the key planning policy allocations and designations in the locality.	The characteristics of a potential development are taken into account in the context of the wider area's character to ensure compatibility and that existing amenity is retained where required.
<b>Green Belt</b>	This provides an assessment of how a development would impact upon the five nationally and locally defined purposes of the Tyne & Wear Green Belt, and how much separation that part of the Green Belt currently provides that would be eroded.	It is considered that the majority of Green Belt sites assessed for development will have some form of impact. However, a site's relationship to its surroundings, its boundaries, its scale and the potential impact on separation distances between settlements are key factors for consideration. Similarly to the Landscape and Townscape theme below, site visits provide an important insight into the value of the Green Belt on openness and character of the local area. Plans for Green Belt land within the neighbouring districts of Sunderland and Gateshead insofar as the need to maintain sufficient separation between built-up areas are also taken into account.
<b>Landscape and Townscape</b>	The analysis takes into account the character, sensitivity and value of the existing landscape and townscape setting and the potential impacts of development.  The quality of agricultural land is also taken into account as is the presence of Tree Preservation Orders.	The council's Landscape Character Study (2012) as well as site visits provide an indication of a site's and wider area's character within the surrounding landscape/townscape. A site's relationship to its locality, its visibility, its scale and its contribution to views and the surrounding landscape / townscape are taken into account. Particular consideration is given to whether the site is within an existing or proposed 'Area of High Landscape Value'. While the presence and quality of agricultural land is taken into account, it is noted that only a very small proportion of the Borough's land supply is above the majority Grade Level 2/3 and therefore it is ultimately not considered to add overall significance to the local agricultural industry.
<b>Biodiversity</b>	The analysis considers whether protected species and habitats are found on site. As well as species that are specifically protected by law, the analysis considers those species and habitats given priority within the Durham Biodiversity Action Plan. It also considers the connectivity of habitats, particularly BAP habitats, within the landscape and the risk that development of a given site might lead to their fragmentation.	The site's scale and proximity to biodiversity designations is taken account of, as well as its potential impacts upon Wildlife Corridors. Sites will also need further Habitats Regulations Assessment screening, with potential further Appropriate Assessment required if there are likely potential impacts on European Protected Sites and associated land.
<b>Historic Environment and Culture</b>	The historic and archaeological features of a site are assessed with reference to the designated heritage assets (and any non-designated heritage assets where known), the Historic Environment Record (HER) and other relevant evidence-based information eg. Conservation Area guidelines.	The site's scale and proximity to heritage assets and designations is taken into account. Development of a site could potentially have an impact if it includes a heritage asset, or would affect the setting of one, either within or beyond the site boundary. Both potential impacts are considered.

Assessment Theme	Theme Description	Assessment Assumptions
<b>Ground Conditions and Contamination</b>	The topography of the site is assessed, alongside the possible presence of contamination and the proximity to any bad neighbour uses such as hazardous installations and associated safety/consultation zones. Land stability issues and mineral legacy are taken into account as is the presence of electricity pylons.	A site with an uneven topography is assumed to be more difficult to develop than one which is predominantly flat. Those sites identified as former landfill or within an existing industrial area, or that have an industrial function are considered likely to have potential contamination. However this would have to be assessed further with site-specific investigations. It is not considered that the presence of electricity infrastructure would preclude development, albeit that it is something which could affect the potential developability of a site.
<b>Flooding</b>	As well as considering the present flood risk, the potential for development to add to flood risk due to its impermeable surfaces is also taken into account, together with consideration of the impacts of climate change.	The council's Strategic Flood Risk Assessment (2010) and related Surface Water Management Plans (2014) indicate those areas susceptible to flooding. The level of impact considered is also informed by the proportion of the site at risk, and the ability for parts of a site at lower risk from flooding to be developed instead, with appropriate mitigation incorporated into a scheme where appropriate.
<b>Green Infrastructure</b>	This analysis considers where any public open spaces or common land would be affected by a site's development. Green infrastructure includes public open spaces (informal and incidental), playing fields (public and private, including educational facilities), children's play areas, allotments, natural and semi-natural spaces, cemeteries, beaches. Rights of Way are also taken into account.	The council's Green Infrastructure Strategy SPD (2013) was informed by the Open Space Study (2009) and Playing Pitch Strategy (2009) (and addendum). This considers the amount of open space in the Borough, its value and allows account to be taken of whether there are surpluses and deficiencies in particular locations which may impact on a site's suitability for development. Any potential impacts on strategic green infrastructure corridors from potential development are also taken into account.
<b>Infrastructure and Services</b>	This provides an assessment of the area's road capacity, the availability and capacity of services such as water and sewerage infrastructure and education / community / health facilities. A site's general proximity to shopping facilities, green infrastructure and public transport are also key considerations.	The assessment of a site's potential impact is broadly based on the capacity of known infrastructure within an area, as well as the site's scale. In regards to broad capacities, ongoing consultation with providers such as Northumbrian Water Ltd is held, as well as the council's Education, Community and Health Teams. Whether a site's development will reduce current infrastructure (such as public open space) is also taken into account. It is assumed that a redevelopment site will broadly have sufficient infrastructure capacity, as services will already be in place, however some form of mitigation is still likely to be required. New development sites, particularly those of a large scale, are naturally considered to have a potential greater impact and again appropriate mitigation and new services are likely to be required.
<b>Deliverability</b>	<p>The assessment considers the practical and financial viability and deliverability of a site. Landowner / legal / demolition / remediation / infrastructure issues form part of this.</p> <p>In regards to residential development, a potential indicative dwelling capacity and yield is calculated based on the regional and sub-regional SHLAA methodology (as reflected in LDF Core Strategy policy):</p> <ul style="list-style-type: none"> <li>• Indicative site net developable area: <ul style="list-style-type: none"> <li>&lt;0.4ha gross site area = 100% net area</li> <li>0.4-2.0ha gross site area = 90% net area</li> <li>&gt;2.0ha gross site area = 75% net area</li> </ul> </li> </ul>	<p>It is considered that most areas of the Borough are broadly viable / deliverable for residential development (this being based on historical trends of planning applications and the broad identified housing needs in the council's Strategic Housing Market Assessment (2013)). However those locations where there is an adjacent likely residential amenity issue (such as predominantly industrial area locations) are generally considered unviable.</p> <p>In regards to potential B-use class development, those areas deemed to be within strong market locations within the council's Employment Land Reviews (2011/2014) are considered to be broadly viable / deliverable for economic development.</p> <p>In regards to those town centre uses appraised for in town centre locations, all are considered broadly viable.</p>

Assessment Theme	Theme Description	Assessment Assumptions
	<ul style="list-style-type: none"> <li>Indicative site housing densities:            &lt;400m of town centre/Metro station = 50/ha            400-800m town centre/Metro station = 40/ha            &gt;800m of town centre/Metro station = 30/ha</li> </ul> <p>In regards to economic development, a potential number of jobs that a site could accommodate are calculated, based on site area:floorpace:jobs ratios that have been used within the council's Employment Land Review (2011/2014). Assumptions used for suitable averages are:</p> <ul style="list-style-type: none"> <li>Indicative site net developable area:            &lt;0.4ha gross site area = 100% net area            &gt;0.4ha gross site area = 40% net area</li> <li>Indicative jobs capacity:            &lt;0.4ha net area = 20% B1 use @ 12.5 jobs/sqm + 80% B2 use @ 43 jobs/sqm            0.4-2.0ha net area = 43 jobs/sqm (B2)            &gt;2.0ha net area = 70 jobs/sqm (B8)</li> </ul>	<p>However, further viability work such as that which supports the council's South Shields 365 regeneration vision will also need to be taken into account for decisions on future development sites.</p> <p>A broad consideration of whether the site will significantly support the Borough's economic growth and regeneration is taken into account. This is an indicative assessment and does not necessarily determine whether a site is suitable for development or not. A site that will broadly deliver at least 100 homes / 250 jobs, and/or is located within a town centre location that is a focus for the council's regeneration priorities is considered to have an impact.</p> <p>An indicative assessment regarding whether a site will significantly support the Sunderland and South Tyneside City Deal's (2014) proposed International Advanced Manufacturing Park is also given. Evidence base studies have identified potential for significant economic growth opportunities located within the broad Green Belt area north of the existing Nissan plant, including land within South Tyneside.</p>
<b>Suitability and Conclusion</b>	An assessment of whether the site is considered <b>suitable</b> , <b>potentially suitable</b> , or <b>not suitable</b> for development is given.	The impact assessments of each theme within the framework are considered, including a consideration of the developability of the site in regards to adjacent uses, width, layout and any further evidence identifying any wider deliverability and viability constraints/opportunities.



3.5 A brief summary of each character area assessment (Inner South Shields, Outer South Shields, Jarrow, Hebburn, Fellgate and Hedworth, Boldons and Cleadon, and Whitburn) is provided in section 4 with a series of key points in relation to each area. **For more detailed information and the site-specific assessments, please refer to the seven separate individual character area annex documents.**

### Summary of Assessment Key Findings

3.6 The table and graphs below summarise and illustrate the indicative distribution of potential housing and employment land capacity across the character areas. The figures shown include all sites either considered **suitable** or **potentially suitable** for development. *For those sites where homes and jobs are both considered to be suitable, to avoid double-counting of overall combined development capacity a judgement has been taken on what might be the most likely/suitable use, or otherwise an indicative 50:50 split has been applied.* It is nevertheless unlikely that all of these sites will be available or appropriate for development in combination, and therefore the totals should be considered purely indicative.

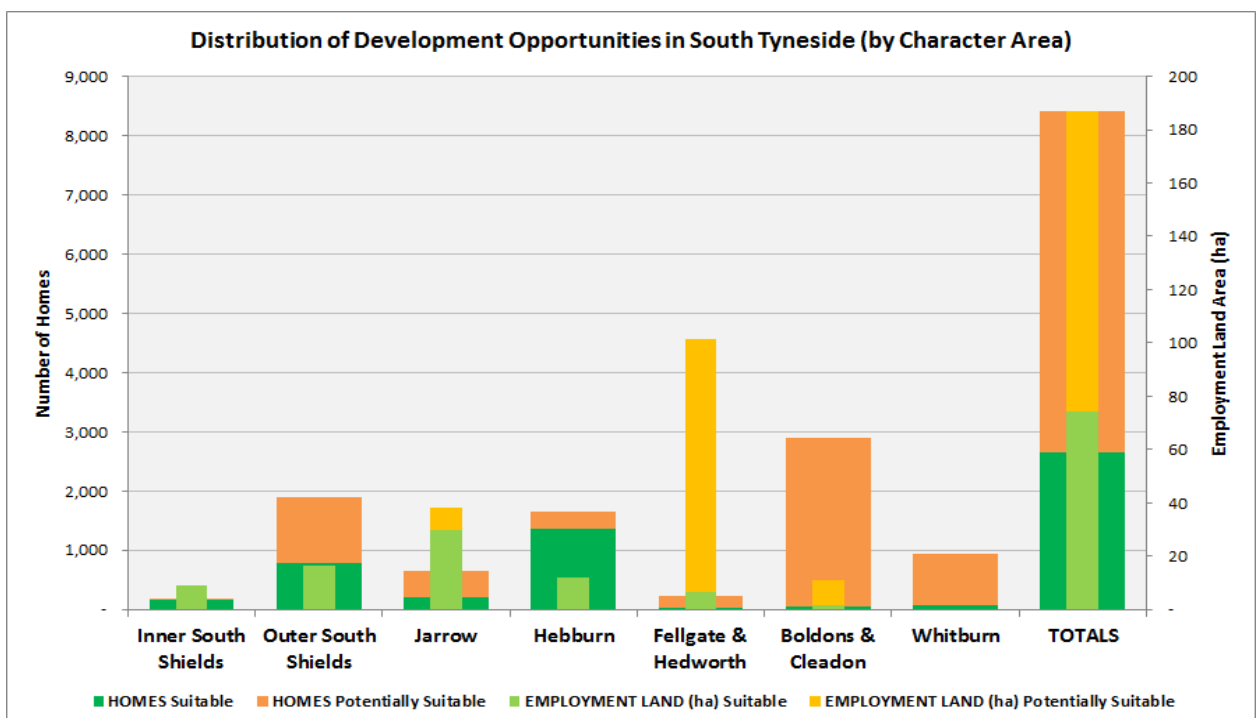
- The 93 most **suitable** sites, primarily previously-developed 'brownfield' land located within the current urban area, would provide a combined 145ha of development land;

- These most **suitable** sites could have the combined capacity to provide for around 2,250 new homes and 70ha of employment land providing over 6,000 jobs, albeit the economic viability of several large previously-developed 'brownfield' sites could restrict their potential;
- The 65 **potentially suitable** sites, the majority of which are previously-undeveloped 'greenfield' land within the Green Belt, comprise a combined further 340ha of development land;
- These **potentially suitable** sites could have the combined capacity to provide for around a further 5,700 new homes and around 110ha of employment land providing over 6,300 jobs, although it may be unlikely that all of these would be appropriate to develop in combination due to the potential cumulative impacts;

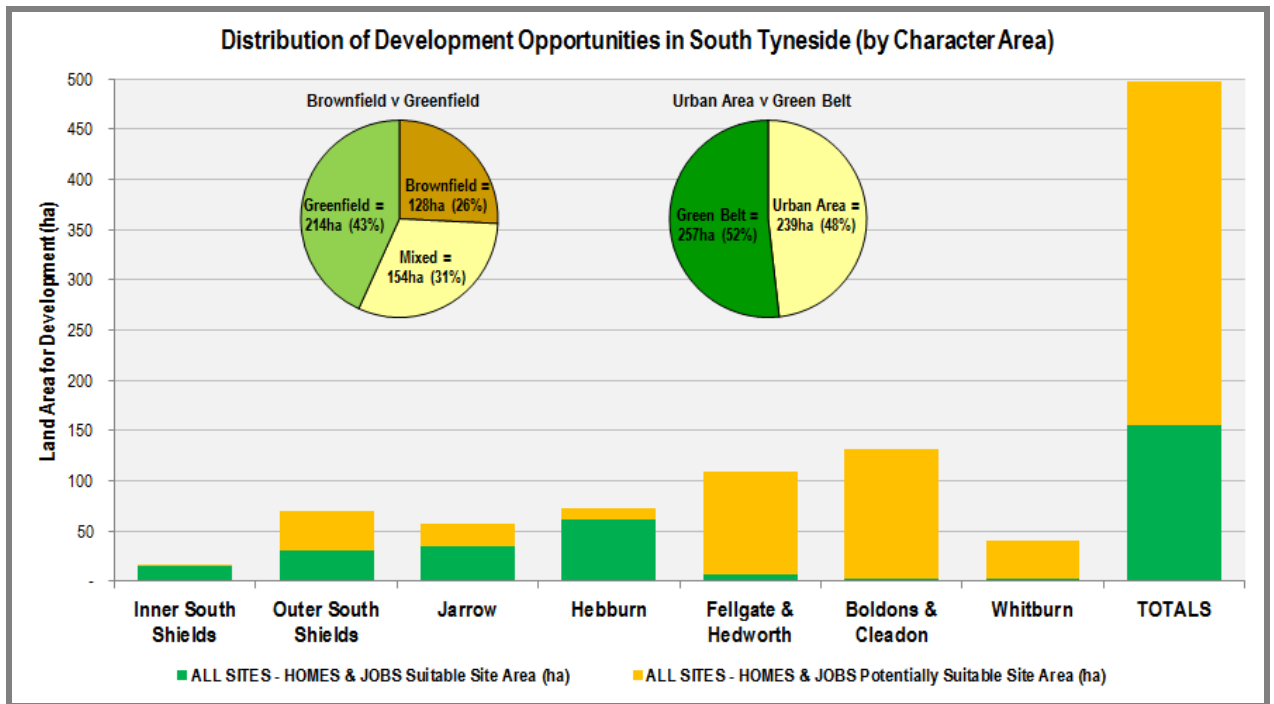
Altogether, and subject to the considerations noted above, if all of these sites were to be developed there is assessed to be potential capacity to provide for about 8,000 new homes and over 180ha of employment land providing over 12,000 jobs.

### Summary of the Distribution of Potential Development Land Capacity in South Tyneside

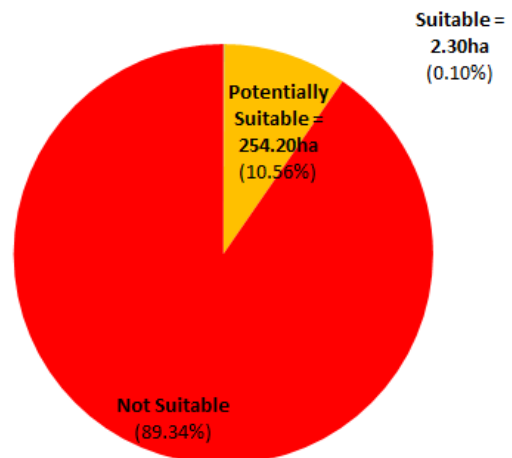
Strategic Land Review Character Area	HOMES			EMPLOYMENT LAND (ha)			JOBS		
	Suitable	Potentially Suitable	TOTAL	Suitable	Potentially Suitable	TOTAL	Suitable	Potentially Suitable	TOTAL
Inner South Shields	164	12	176	8.79	-	8.79	1,085	-	1,085
Outer South Shields	790	1,107	1,897	16.10	-	16.10	944	-	944
Jarrow	205	432	637	29.83	8.20	38.03	2,205	517	2,722
Hebburn	1,359	295	1,654	11.90	-	11.90	993	-	993
Fellgate & Hedworth	15	198	213	6.20	95.20	101.40	618	5,527	6,145
Boldons & Cleadon	44	2,855	2,899	1.30	9.40	10.70	180	269	449
Whitburn	66	864	930	-	-	-	-	-	-
<b>TOTALS</b>	<b>2,643</b>	<b>5,763</b>	<b>8,406</b>	<b>74.12</b>	<b>112.80</b>	<b>186.92</b>	<b>6,025</b>	<b>6,313</b>	<b>12,338</b>



Summary of the Distribution of Potential Development Land in South Tyneside (155 sites)



### Proportion of Green Belt Land in South Tyneside Potentially Developable (100% = 2,408ha)



## Inner South Shields Summary

Indicative Development Capacity

176 - Homes

1,085 - Jobs (8.79ha)

## Inner South Shields Character Area Findings

4.1 The Inner South Shields Character Area covers South Shields Town Centre, the Harton Quay and Mill Dam riverside areas, the Lawe Top, and the wider foreshore areas. 24 sites have been considered and given an 'ISS' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**. **Yellow** sites have planning permission and are largely developed or under construction.



### Key

- Sites with planning permission
- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

### Key Points

- The majority of sites considered 'suitable' for development are located within the town centre and are part of the South Shields 365 Regeneration Strategy, and have potential for office, residential, retail, leisure and community uses.
- The majority of potential new housing is on existing/former employment sites such as the SAFT Battery Facility (ISS4) and the former Be Modern site (ISS20). However, the ability to retain / attract employment to these sites would have to be considered further.
- Land at River Drive (ISS1) and St Stephens Gardens (ISS3) are not considered suitable for development as they provide important open space for the local community.
- Sites (ISS22-24) at the South Shields Foreshore are considered potentially suitable for either further travelling showpeople caravan accommodation and/or tourist development.

## Outer South Shields Summary

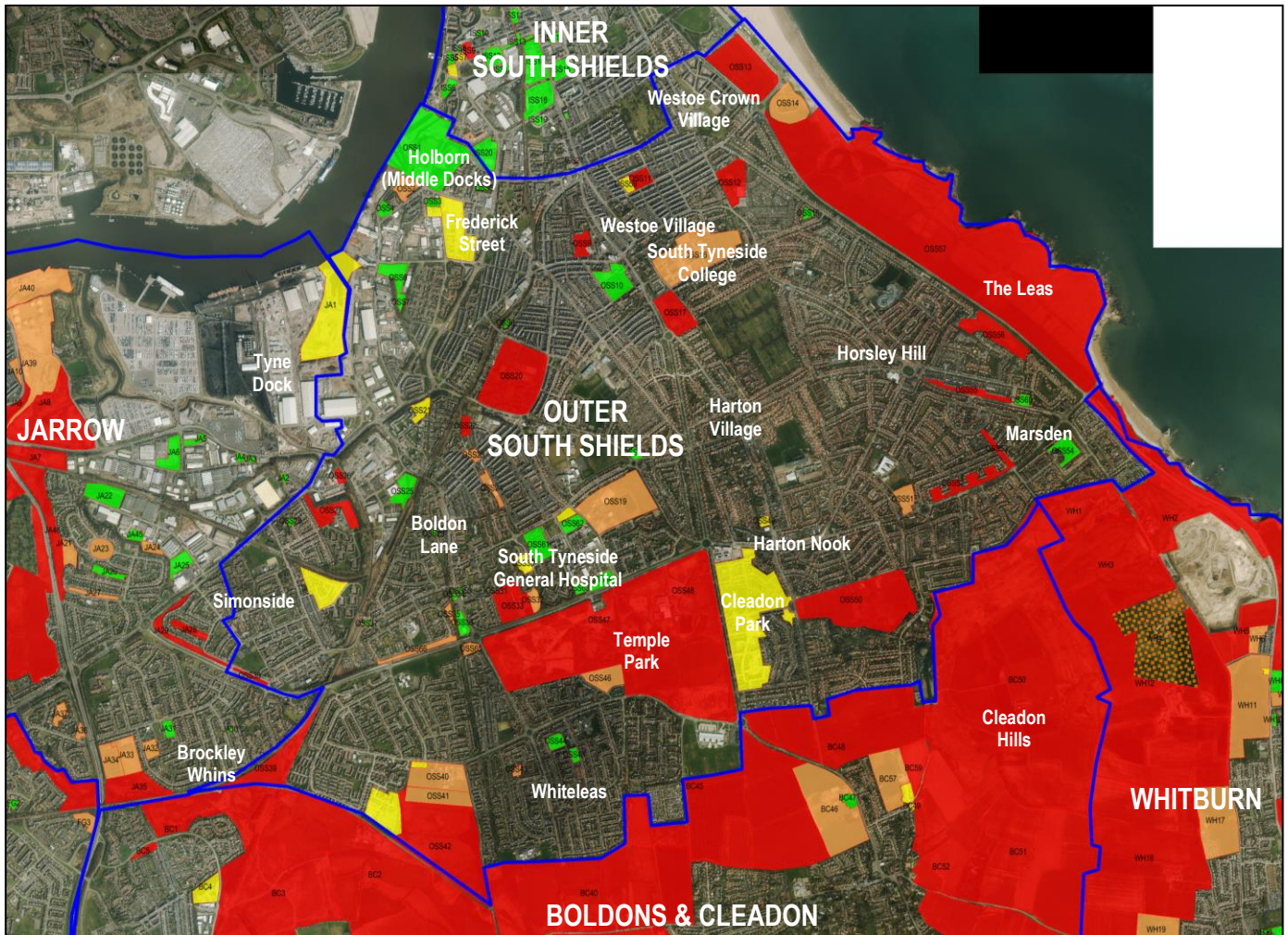
Indicative Development Capacity

1,897 - Homes

944 - Jobs (16.10ha)

## Outer South Shields Character Area Findings

4.2 The Outer South Shields Character Area covers the residential areas of Westoe, Simonside and Rekendyke, West Park, Harton, Biddick and All Saints, Whiteleas, Cleadon Park, Horsley Hill and Marsden. 66 sites have been considered and given an 'OSS' site reference. The map below provide a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**. **Yellow** sites have planning permission and are largely developed or under construction.



### Key

- Sites with planning permission
- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

### Key Points

- Sites along South Shields Riverside (OSS1/3/4) are considered **suitable** for new homes and jobs.
- The South Shields and Westoe Sports Club (OSS10) and South Tyneside College (OSS 16) sites are considered **suitable/potentially suitable** for residential development, depending on the users' future plans.
- Recreational open space areas such as the Coastal Corridor (OSS57), West Park (OSS20), Readhead Park (OSS17), Harton Downhill (OSS56), Temple Park (OSS47), Cleadon Park (OSS50), and Newton Garths (OSS42) are considered **not suitable** for major development.
- Land at Chuter Ede (OSS41/42) and the former Brinkburn (OSS19) and Temple Park Schools (OSS44/46) are considered **suitable/potentially suitable** for residential development subject to community, sports and open space requirements.
- Green Belt land to the south of the Outer South Shields character area is considered **not suitable** for development.

## Jarrow Summary

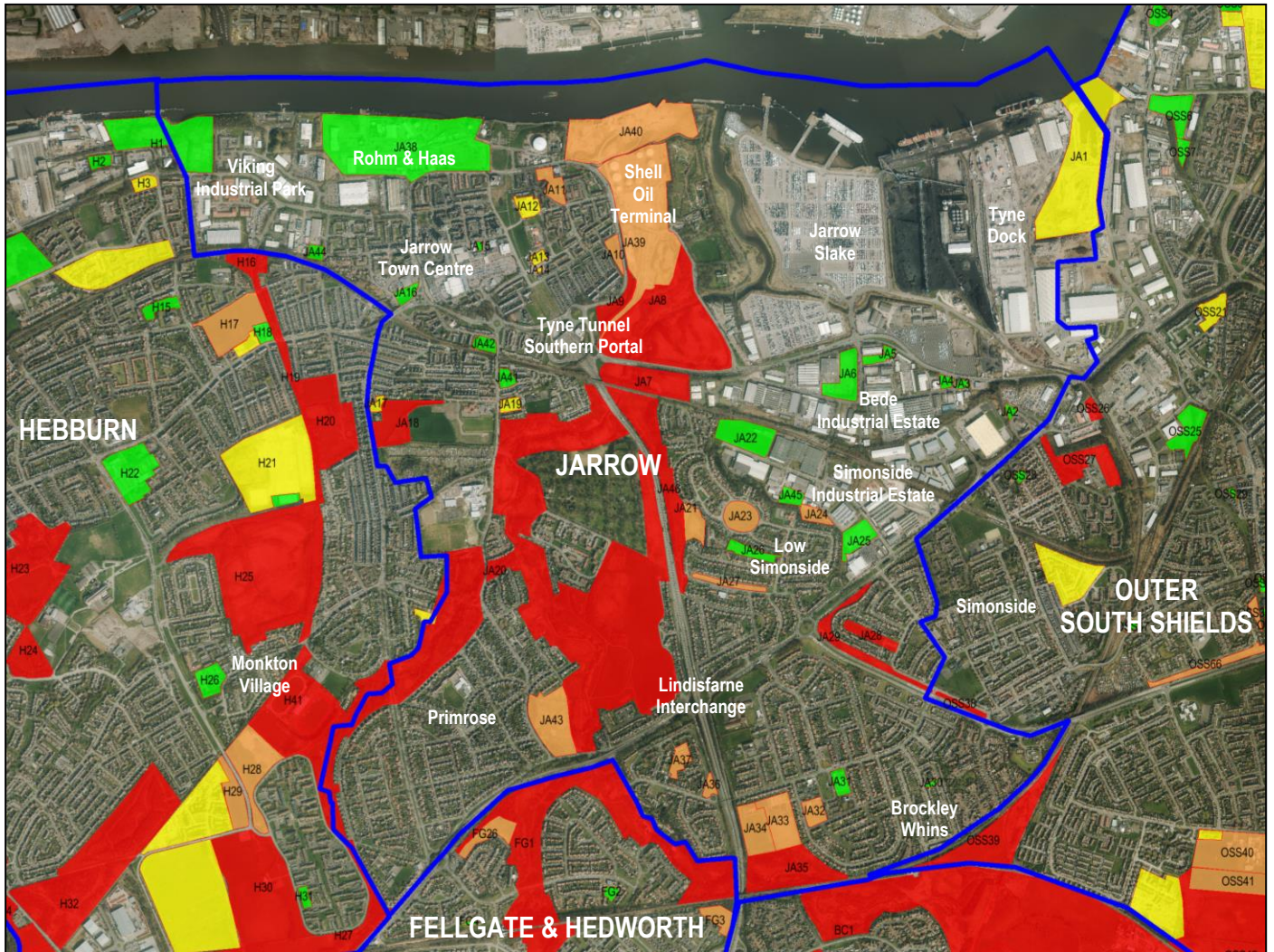
Indicative Development Capacity

637 - Homes

2,722 - Jobs (38.03ha)

## Jarrow Character Area Findings

4.3 The Jarrow Character Area covers Jarrow Town Centre, Jarrow Riverside, the Port of Tyne, Bede and Simonside industrial estates and the residential areas of Jarrow, Primrose, Simonside and Brockley Whins. 46 sites have been considered and given an 'JA' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**. **Yellow** sites have planning permission and are largely developed or under construction.



### Key

- Sites with planning permission
- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

### Key Points

- The majority of sites along Jarrow Riverside (JA38, 39, 40) are either considered **suitable** or **potentially suitable** for development, particularly for the creation of new jobs. However, consideration will have to be given to factors such as contamination.
- Land along the River Don corridor, particularly land around Bede's World and the St Paul's Conservation Area (JA7, 8, 9), and further south (JA20) are considered **not suitable** for development.
- Various sites within the Bede and Simonside Industrial Estates (JA2, 3, 4, 5, 6, 22, 25, 45) are considered **suitable** for economic development.
- Various sites within the Simonside area (JA21, 23, 27) are considered **potentially suitable** for new homes subject to landscape and open space requirements.
- Various sites within the Primrose, Scotch Estate and Brockley Whins area (JA32, 33, 34, 36, 37) are considered **potentially suitable** for new homes subject to landscape and open space requirements.



## Hebburn Summary

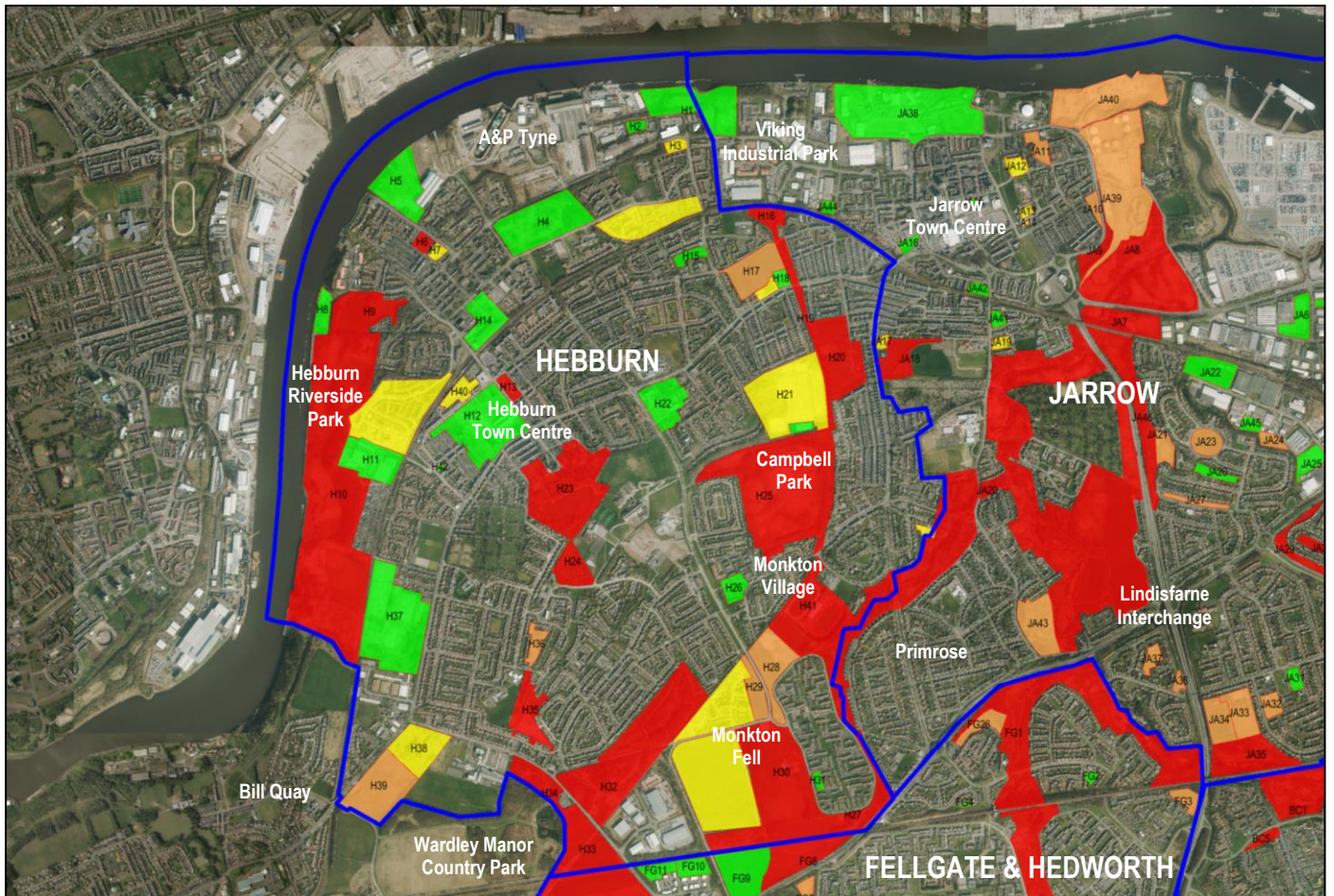
Indicative Development Capacity

**1,654 - Homes**

**993 - Jobs (11.90ha)**

## Hebburn Character Area Findings

4.4 The Hebburn Character Area covers Hebburn Town Centre, Hebburn Riverside, and those residential areas of Hebburn and Monkton. 42 sites have been considered and given an 'H' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**. **Yellow** sites have planning permission and are largely developed or under construction.



### Key

- Sites with planning permission
- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

### Key Points

- The majority of sites along Hebburn Riverside (H1,5,8) are considered **suitable** for development, particularly for economic development.
- The regeneration of Hebburn Town Centre and New Town area (H12) is ongoing. New homes and retail development are considered **suitable** in the town centre. Adjacent sites such as the Ashworth Frazer Industrial Estate (H14) and Argyle Street (H4) are considered **suitable** for new homes.
- Various open spaces including Hebburn Riverside Park (H10), Carr Ellison Park (H23) and Campbell Park (H25) are considered **not suitable** for development.
- The former Lukes Lane Primary School site (H28) is considered **suitable** for new homes and its surrounding land potentially suitable subject to open space and landscape requirements.
- The Clock Playing Fields (H17), land at Campbell Park Road (H29) and Beresford Avenue (H36) are considered **potentially suitable** for new homes subject to landscape, playing pitch and open space requirements.
- The majority of Green Belt land between Hebburn and Gateshead is considered **not suitable** for development. However, the former South Tyneside College playing fields site (H39) is considered **potentially suitable** for new homes, dependent on landscape and Green Belt impacts.

## Fellgate and Hedworth Summary

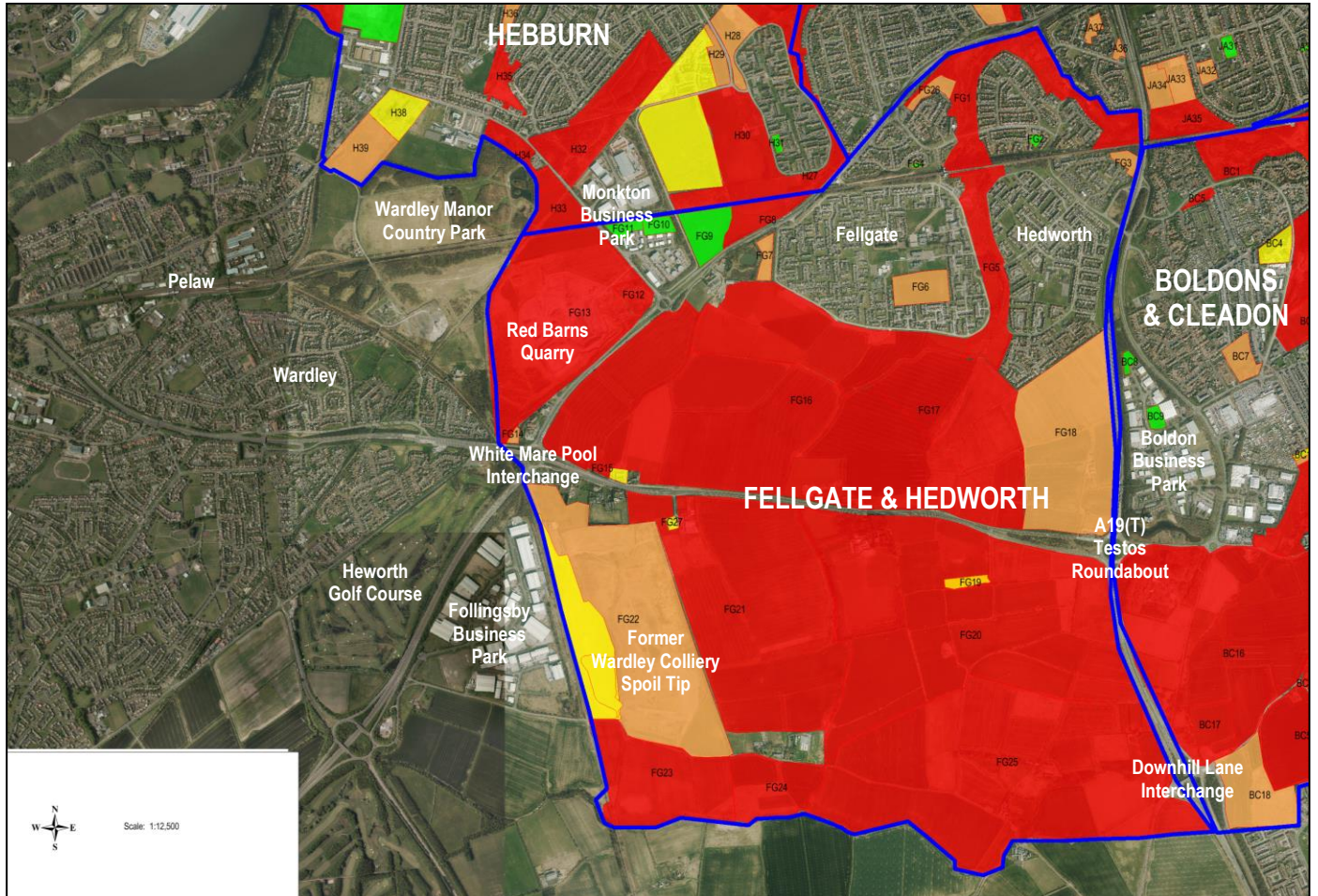
Indicative Development Capacity

213 - Homes





6,145 - Jobs (101.40ha)

## Fellgate and Hedworth Character Area Findings

4.5 The Fellgate and Hedworth Character Area covers both the Fellgate and Hedworth residential estates, land around the Monkton Business Park and the wider Green Belt. 27 sites have been considered and given an 'FG' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**. **Yellow** sites have planning permission and are largely developed or under construction.



### Key

-  Sites with planning permission
-  Sites considered suitable
-  Sites considered potentially suitable
-  Sites not considered suitable

### Key Points

- The majority of sites within the Green Belt between the South Tyneside urban area and Gateshead and Sunderland (FG12,13,16,20,23,24) are considered **not suitable** for development to ensure separation and strategic green infrastructure corridors between those areas are maintained.
- Sites around the Fellgate and Hedworth estates (FG17,18), Wardley Colliery (FG21,22) and land to the west of the A19/Downhill Lane junction (FG25) are considered **potentially suitable** for a range of uses such as new homes and/or jobs. However, site-specific as well as cumulative impacts upon the Green Belt, landscape and infrastructure capacity would have to be considered further, as well as the overall impact on separation and openness within the Green Belt.
- Those broad areas (FG21,22 and 25) and surrounding Green Belt land to the west of the A19 / south of the A184 Strategic Trunk Network are currently being assessed as part of Sunderland and South Tyneside Council's 'City Deal' bid, which includes potential for an International Advanced Manufacturing Park (IAMP). The ultimate decision on where the IAMP could be located in the broad area north of Nissan will depend on the councils' emerging joint International Advanced Manufacturing Park Area Action Plan and parallel development consent order application.

## Boldons and Cleadon Summary

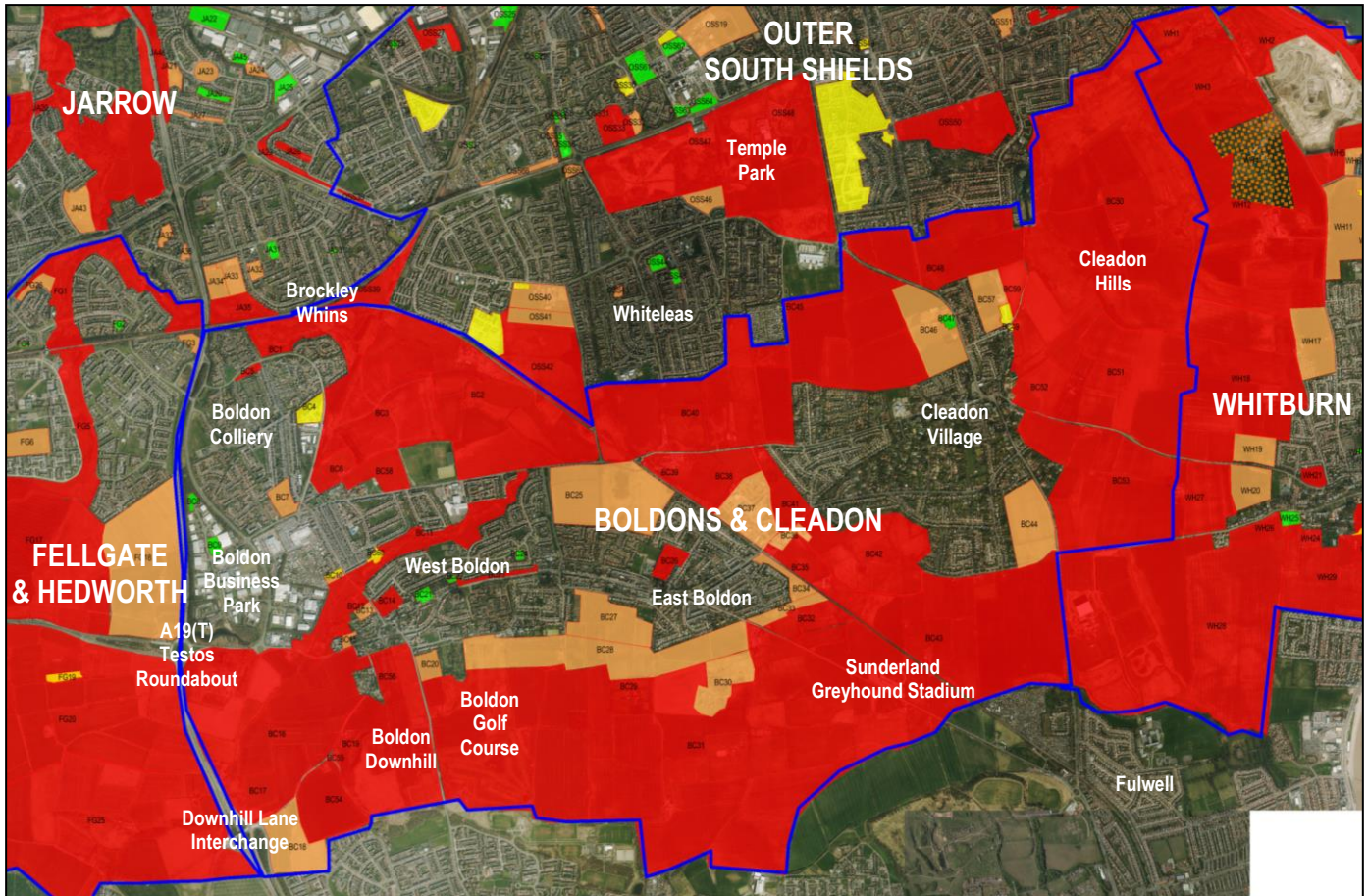
Indicative Development Capacity

2,899 - Homes

449 - Jobs (10.70ha)

## Boldons and Cleadon Character Area Findings

4.6 The Boldons and Cleadon Character Area cover Boldon Colliery, East and West Boldon, and Cleadon, as well as the green belt surrounding them. The appraisals have considered 60 sites and given a 'BC' site reference. The map below provides a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable**. **Yellow** sites have planning permission and are largely developed or under construction.



### Key

- Sites with planning permission
- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

### Key Points

- The majority of the Green Belt surrounding the Boldons and Cleadon is considered **not suitable** for development to ensure separation between those areas and the wider South Tyneside and Sunderland urban areas and maintain strategic green infrastructure corridors. The majority of land to the south of the Boldons is particularly considered **not suitable** due to the important recreational and Green Belt corridor it provides between the Boldons and Sunderland.
- Green Belt sites at Oakleigh Gardens (BC57) and West Hall Farm (BC44) on the edge of Cleadon, and North Farm (BC25) and Low House Farm (BC33) are considered **potentially suitable** for new homes. Land between the A19 and Town End Farm (BC18) is considered **potentially suitable** for new homes and/or jobs. However, the suitability of all of these sites will be dependent on Green Belt, landscape and open space impacts.
- Brownfield land at Cleadon Lane Industrial Estate (BC36, 37) is considered **potentially suitable** for new homes dependent on the need and viability for retaining employment land in this area.
- Land at the Disco Field (BC7) and former Boldon Church of England Primary School (BC13) are considered **potentially suitable** for new homes dependent on open space and landscape impacts.

## Whitburn Summary

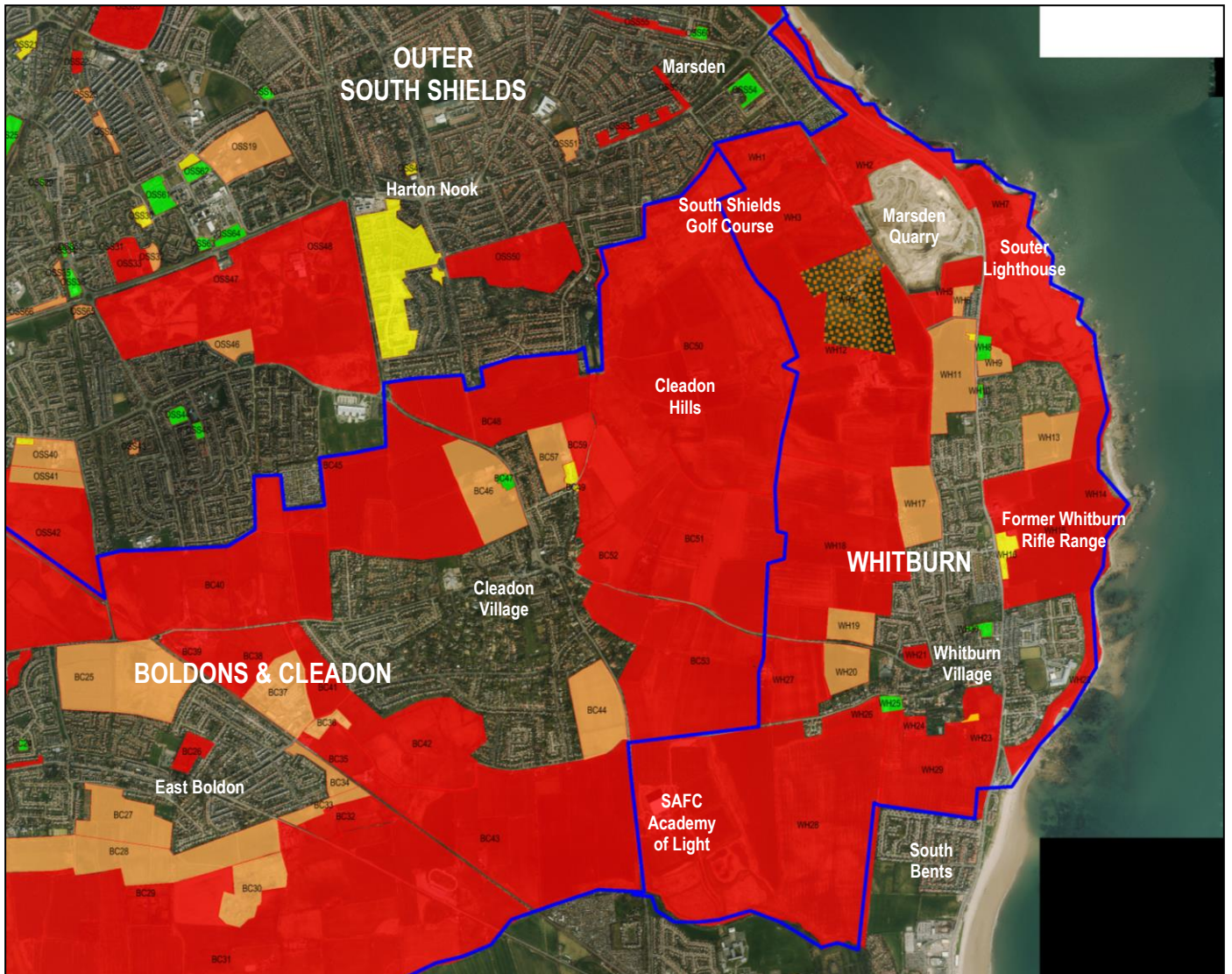
Indicative Development Capacity

930 - Homes

0 - Jobs (0.0ha)

## Whitburn Character Area Findings

4.7 The Whitburn Character Area covers the village of Whitburn and its surrounding Green Belt areas, including those areas south of Marsden, east of Cleadon and north of Sunderland. 30 sites have been considered and given a 'WH' site reference. The maps and table below provide a summary of whether a site is considered **suitable**, **potentially suitable**, or **not suitable** for development. **Yellow** sites have planning permission and are largely developed or under construction.



### Key

- Sites with planning permission
- Sites considered suitable
- Sites considered potentially suitable
- Sites not considered suitable

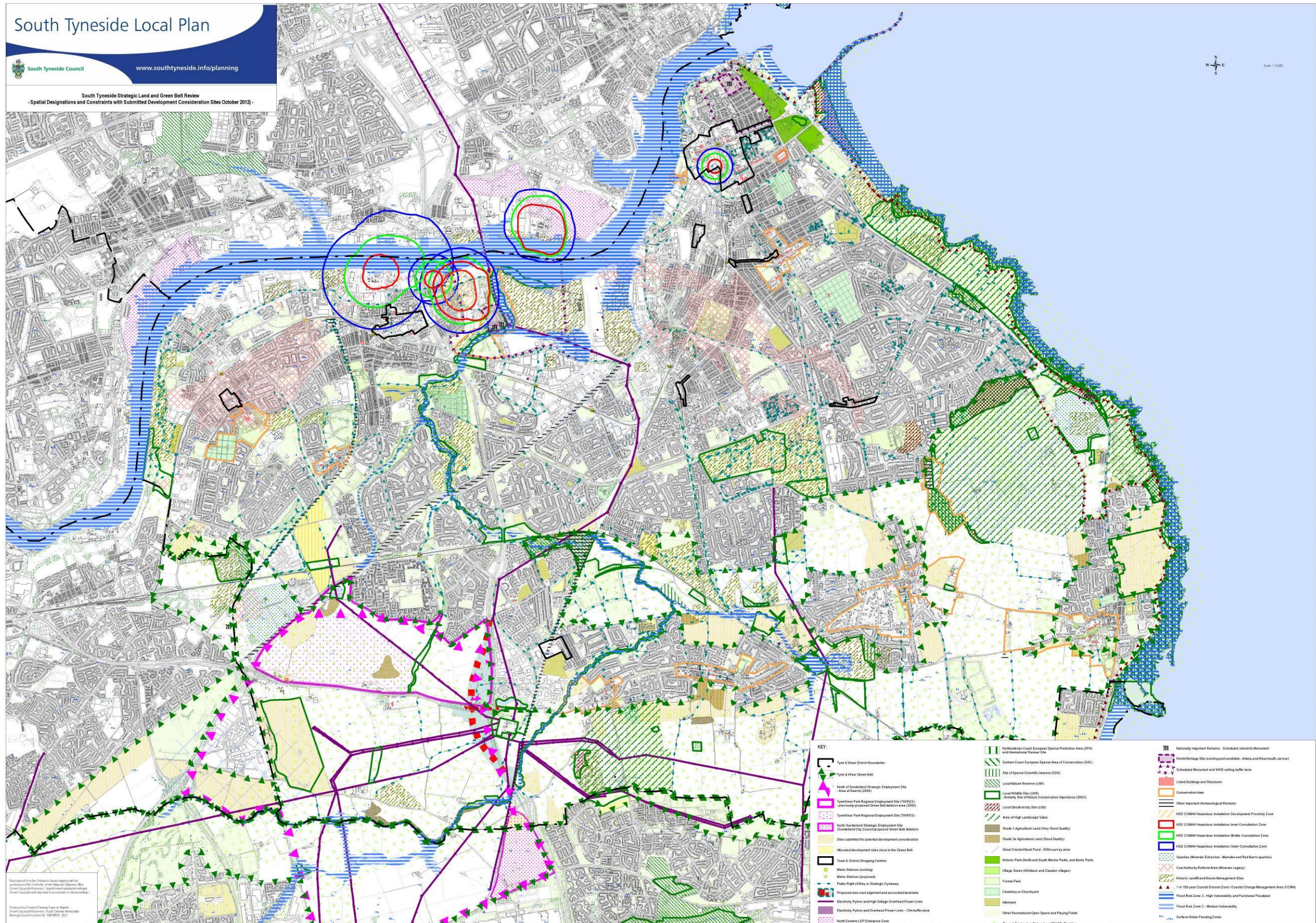
### Key Points

- The majority of sites around Whitburn, including those that separate Whitburn from Cleadon, Marsden and Sunderland, as well as along the coastal corridor are considered **not suitable** for development due to likely impacts upon the Green Belt, landscape and biodiversity.
- Land at the former Whitburn Lodge (WH8) is considered **suitable** for new homes, and land at Shearwater (WH9), Mill Lane (WH11), Marsden Avenue (WH13), Wellands Lane (WH17) and the former Charley Hurley Centre, Cleadon Lane (WH19) are considered **potentially suitable** for new homes dependent on Green Belt, landscape and biodiversity impacts.
- Land to the west of Marsden Quarry (WH4) is considered **potentially suitable** for potential mineral extraction, as the existing Marsden Quarry nears completion. However, impacts upon the landscape and other considerations such as access would need to be considered further.

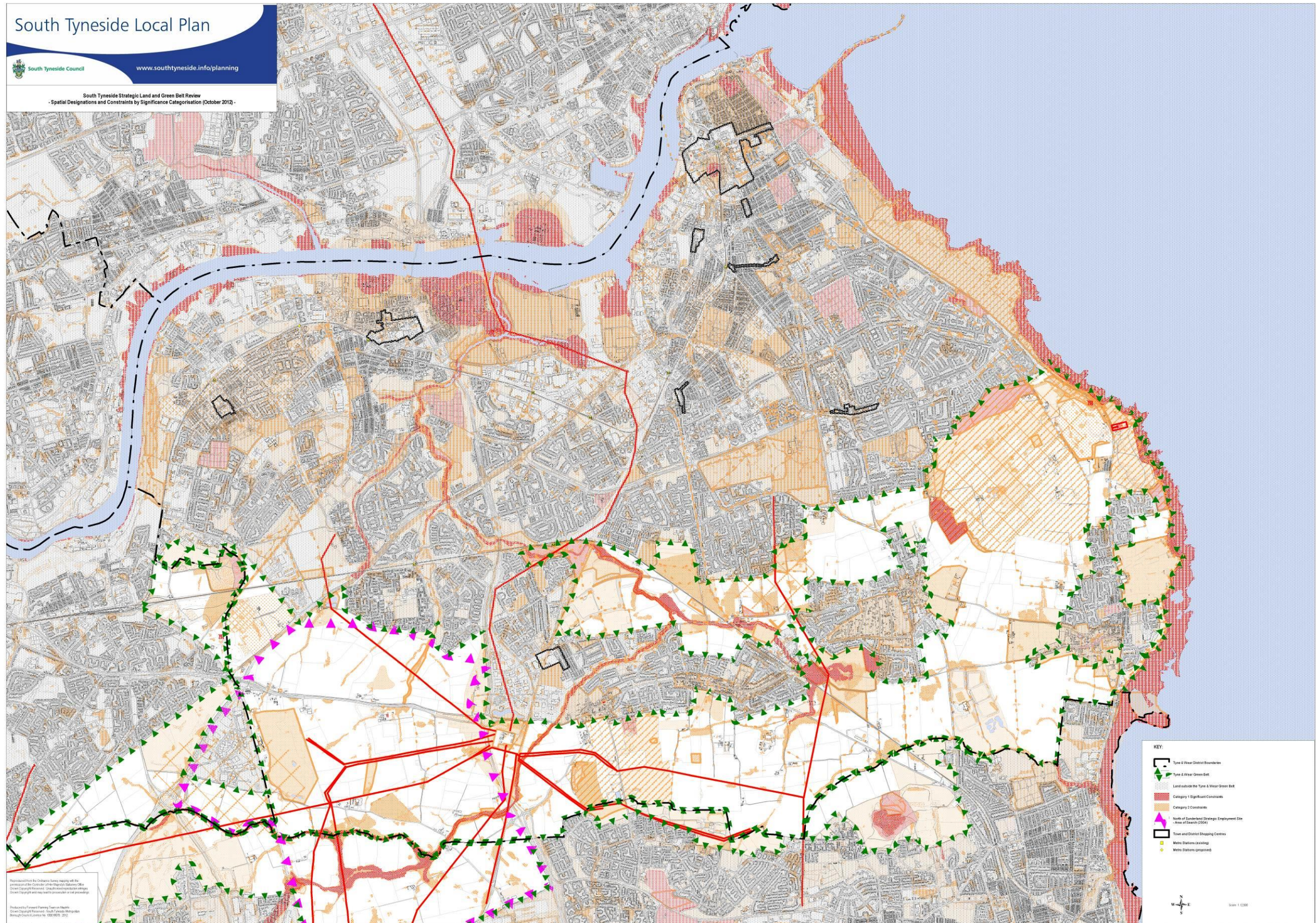
Annex A: Sustainability Objectives and Site Appraisal Criteria

National Planning Policy Framework - Sustainable Development themes	South Tyneside Sustainability Appraisal Objectives	Planning Advisory Service Broad Criteria Appraisal	Strategic Housing Land Availability Assessment Criteria Category 1: Significant Constraints	Strategic Housing Land Availability Assessment Criteria Category 2: Constraints	Strategic Land Review Appraisal Themes
Economic	<p>Encourage and support economic growth within South Tyneside</p> <p>Increase opportunities for employment and education and improve living standards</p> <p>Ensure vitality of our town centres and villages</p> <p>Promote sustainable transport and accessibility</p>	<p><b>Deliverability criteria:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Size</li> <li>• Landownership</li> <li>• Planning history</li> </ul>	<ul style="list-style-type: none"> <li>• World Heritage Site and setting (+ candidate)</li> <li>• Scheduled Ancient Monument (+50m buffer zone if not otherwise designated)</li> <li>• Grade I or II* Listed Building/Structure</li> <li>• Health &amp; Safety Executive (HSE) COMAH Development Proximity or Inner Zone</li> <li>• Electricity Pylon (+10m buffer zone)</li> <li>• Ramsar Site</li> <li>• Special Protection Area (SPA)</li> <li>• Special Area of Conservation (SAC)</li> <li>• Site of Special Scientific Interest (SSSI)</li> <li>• Local Nature Reserve (LNR)</li> <li>• Grade 1 Agricultural land</li> <li>• Flood Risk Zone 3B (Functional Floodplain)</li> <li>• Flood Risk Zone 3A (High Vulnerability)</li> <li>• Historic Park or Garden (English Heritage list)</li> <li>• Village Green</li> <li>• Cemetery, Churchyard</li> </ul>	<ul style="list-style-type: none"> <li>• Grade II Listed Building / Structure</li> <li>• Conservation Area</li> <li>• Archaeological site (known and potential)</li> <li>• Locally-Listed Building/Structure/Space</li> <li>• Local Wildlife Site (LWS – formerly Site of Nature Conservation Importance (SNCI))</li> <li>• Local Geodiversity Site (LGS)</li> <li>• Great Crested Newt Pond (+500m buffer zone)</li> <li>• Wildlife corridor (strategic)</li> <li>• Area of High Landscape Value or Significance</li> <li>• Grade 2 or 3a Agricultural land</li> <li>• Woodland plantations</li> <li>• Tree Preservation Order (TPO)</li> <li>• Area of Significant Historic Landscape Character</li> <li>• Public Open Space, Playing Field, Play Area</li> <li>• Allotment</li> <li>• Public Right of Way, (strategic) cycleway</li> <li>• Green Infrastructure (strategic) corridor</li> <li>• Flood Risk Zone 2 (Medium Vulnerability)</li> <li>• Surface Water Flooding (High Vulnerability)</li> <li>• HSE COMAH Middle or Outer Zone</li> <li>• Minerals legacy (quarries and coal mining)</li> <li>• Landfill sites, Contaminated land</li> <li>• High Voltage electricity line (+10m buffer zone)</li> </ul>	<p>Land use and adjacent uses</p> <p>Green Belt</p> <p>Landscape and Townscape</p> <p>Biodiversity</p>
Social	<p>Promote healthier people and communities</p> <p>Provide better housing, neighbourhoods and good design</p>	<p><b>Exclusionary criteria:</b></p> <ul style="list-style-type: none"> <li>• Flood Risk areas</li> <li>• Publically Accessible Open space and other areas valued locally</li> </ul>			<p>Historic Environment and Culture</p> <p>Flooding</p>
Environmental	<p>Promote equality of opportunity and access and promote good relations between diverse communities</p> <p>Safeguarding our biodiversity</p> <p>Safeguarding our environmental assets and natural resources</p> <p>Adapt to and mitigate the impacts of climate change in South Tyneside</p> <p>Protecting our Green Belt</p> <p>Enhancing our green Infrastructure</p> <p>Promote and enhance South Tyneside heritage and cultural assets</p>	<p><b>Discretionary criteria:</b></p> <ul style="list-style-type: none"> <li>• Public rights of way</li> <li>• Agricultural Land</li> <li>• Local Nature Conservation designations</li> </ul>			<p>Ground Conditions and Contamination</p> <p>Green Infrastructure</p> <p>Infrastructure and Services</p> <p>Deliverability</p> <p>Suitability and Conclusion</p>

# Map of Spatial Designations and Constraints Analysis (Stage 1)



Map of Spatial Designations and Constraints Analysis by Criteria Significance Categorisation (Stage 2)



**Annex B: Strategic Land Review Appraisal Framework**

SLR Ref: SHLAA Ref:		Site Area:	Site Location:	Is the site in the Green Belt?	YES <input type="checkbox"/> NO <input type="checkbox"/>	<b>Assessment:</b>		
Land Use: Adjacent Uses:		Site appraised for:		<b>Green Belt Separation</b>		Would development on this site impact upon the five purposes of the Green Belt?	Impact	No impact
Site Photos		Designations Map				1. Check unrestricted sprawl of the built-up area?	<input type="checkbox"/>	<input type="checkbox"/>
						2. Safeguard borough countryside from encroachment?	<input type="checkbox"/>	<input type="checkbox"/>
						3. Prevent merging of South Tyneside with Sunderland, Washington or Gateshead?	<input type="checkbox"/>	<input type="checkbox"/>
						4. Preserve the special & separate characteristics of the Urban Fringe villages?	<input type="checkbox"/>	<input type="checkbox"/>
						5. Assist in the regeneration of the urban area? Note: This assessment assumes that if there is a need to allocate Green Belt sites for development then this will be undertaken through the Local Plan process in a manner which would not be contrary to assisting the regeneration of the urban area.	<input type="checkbox"/>	<input type="checkbox"/>
		Key Designations / Allocations:		Adjacent Designations / Allocations:		<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscape and Townscape</b>				<b>Biodiversity</b>				
<b>Category 1: Significant Constraints</b>	Grade I Agricultural Land	<b>Assessment:</b>			<b>Category 1: Significant Constraints</b>	Ramsar Site		
<b>Category 2: Constraints</b>	Area of High Landscape Value or Significance				<b>Category 1: Significant Constraints</b>	Special Protection Area (SPA)		
	Woodland Plantation				<b>Category 1: Significant Constraints</b>	Special Area of Conservation (SCA)		
	Tree Preservation Order (TPO)				<b>Category 1: Significant Constraints</b>	Site of Special Scientific Interest (SSSI)		
	Grade 2 or 3a Agricultural Land				<b>Category 1: Significant Constraints</b>	Local Nature Reserve		
	Area of Significant Historic Landscape	<b>Category 2: Constraints</b>	Local Wildlife Site (LWS)	<b>Category 2: Constraints</b>	Local Geodiversity Site (LGS)	<b>Zero/Low Impact - no or minimal mitigation required</b>	<b>Medium Impact - mitigation required</b>	<b>High Impact – significant mitigation required</b>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Great Crested Newt Pond (+500m buffer)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Wildlife Corridor			
					Are there any known protected / DBAP species or habitats on the site?			
					Would the development of the site impact upon the connectivity of habitats?			



Historic Environment and Culture				Green Infrastructure					
<b>Category 1: Significant Constraints</b>	Scheduled Ancient Monument (+ 50m buffer zone if not designated)	<b>Does the site have any historical or archaeological significance?</b>	<b>Assessment:</b>			<b>Category 1: Significant Constraints</b>	Historic Park or Garden (EH List)	<b>Assessment:</b>	
	World Heritage Site & Setting (+ candidate)						Village Green		
	Grade I/Grade II*Listed Building/Structure						Cemetery / Churchyard		
<b>Category 2: Constraints</b>	Grade II Listed Building/Structure	<b>Assessment:</b>	<b>Assessment:</b>			<b>Category 2: Constraints</b>	Public Open Space/Playing Field/Play Area	<b>Assessment:</b>	
	Conservation Area						Allotment		
	Archaeological Site (Known & potential)						Public Right of Way (cycleway/ footpath/bridleway)		
	Locally-Listed Building/ Structure/ Space						Green Infrastructure corridor		
		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	Is the proposed development site designated as open space or playing fields?		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	What is the site quality score identified in SPD3?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooding				Infrastructure and Services					
<b>Category 1: Significant Constraints</b>	Flood Risk Zone 3B (Functional Floodplain)	<b>Assessment:</b>	<b>Assessment:</b>			<b>Assessment:</b>	Is there road capacity for site traffic generation?	<b>Assessment:</b>	
	Flood Risk Zone 3A (High Vulnerability)						Is there water and sewerage capacity for site requirements?		
<b>Category 2: Constraints</b>	Flood Risk Zone 2(Medium Vulnerability)	<b>Assessment:</b>	<b>Assessment:</b>			<b>Assessment:</b>	Is there education/community/health facility capacity for site requirements?	<b>Assessment:</b>	
	Surface Water Flooding						<b>Summary:</b>		
		Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required			Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground Conditions & Contamination				Deliverability					
<b>Site Topography</b>	Predominantly Flat	<b>Assessment:</b>	<b>Assessment:</b>			<b>Assessment:</b>	What is considered deliverable on the site?	<b>Assessment:</b>	
	Gentle Slope						How many homes could be provided?		Site would directly support economic growth and/or regeneration priorities?
	Undulating						How many jobs could the site provide for?		Site would directly support the Sunderland and the North East City Deal's proposed International Advanced Manufacturing Park?
	Steep Slope								
<b>Category 1: Significant Constraints</b>	Health & Safety Executive (HSE) COMAH Development Proximity or Inner Zone	<b>Assessment:</b>	<b>Assessment:</b>			<b>Suitability and Conclusion</b>			
						Zero/Low Impact - no or minimal mitigation required	Medium Impact - mitigation required	High Impact – significant mitigation required	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





**To find out more about the Local Plan, please contact:**

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